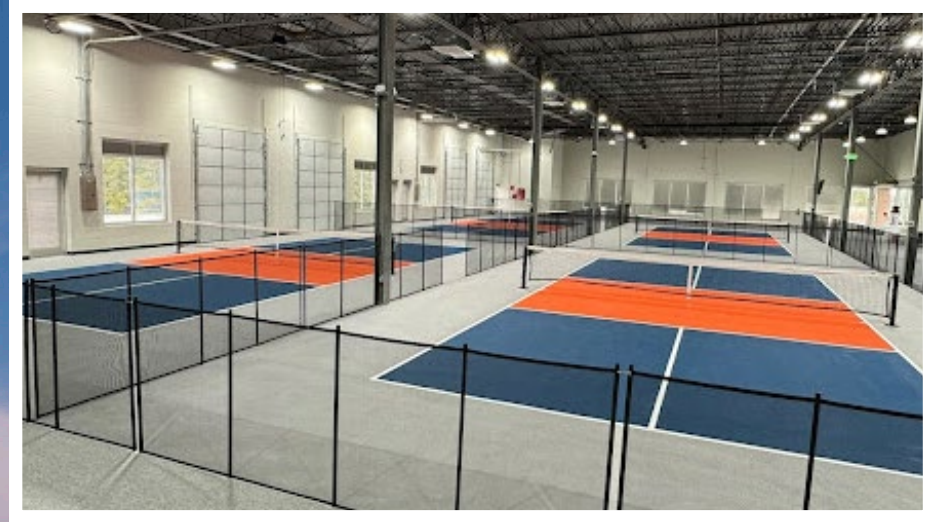




1330 INNOVATION STREET

MIDDLE RIVER, MARYLAND 21220

FOR
SUBLEASE



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

PROPERTY OVERVIEW

HIGHLIGHTS:

- Turn key pickleball facility, ideal for fitness or gym uses
- Total of 8 indoor regulation-size courts
- Men's and Woman's Locker Rooms with climate controlled lockers and showers

BUILDING SIZE:

42,120 SF ±

AVAILABLE:

SUITES A-K: 27,130 SF ±

DRIVE-IN DOORS:

8

PARKING:

SURFACE PARKING (108 SPACES)

ZONING:

ML-IM

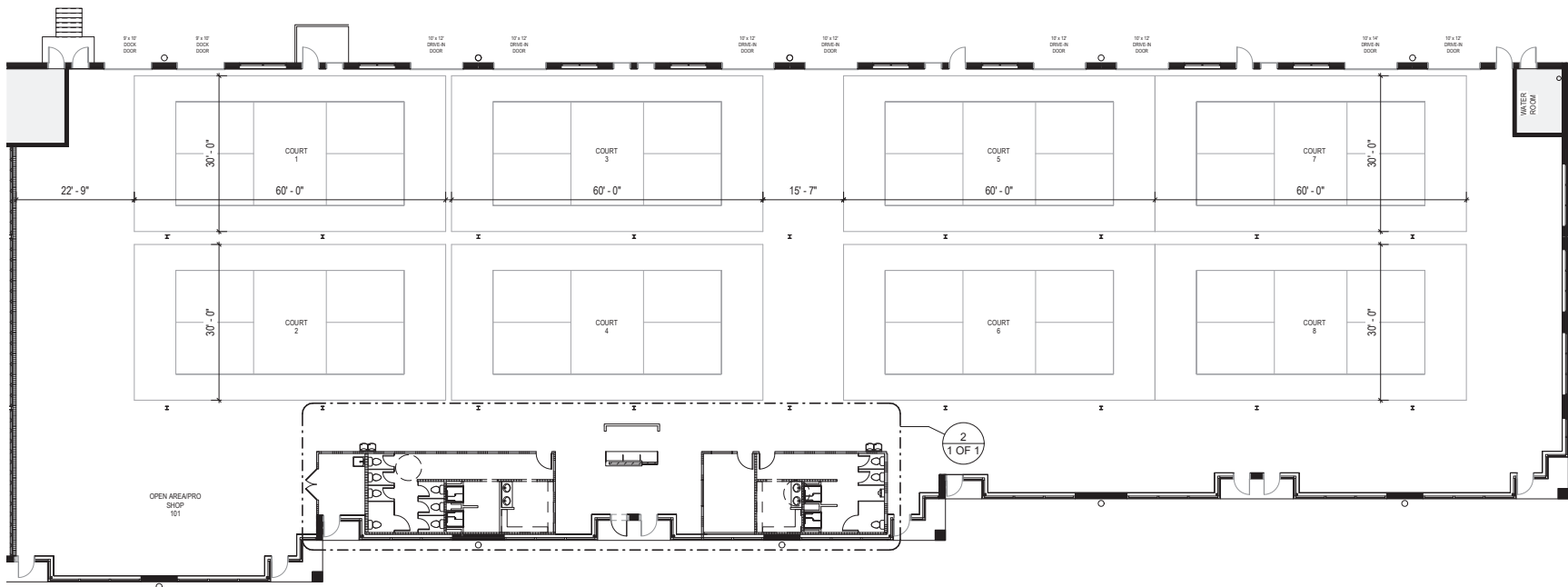
RENTAL RATE:

NEGOTIABLE

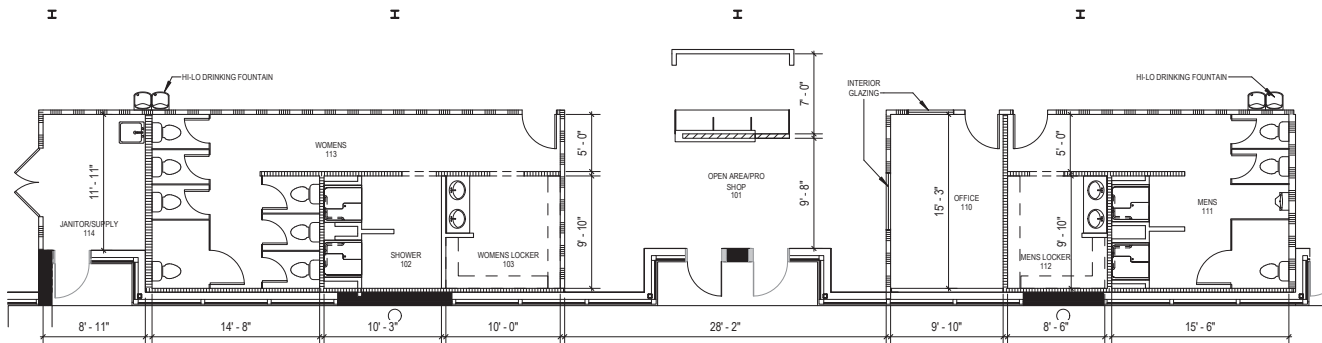


GOOGLE STREET VIEW

FLOOR PLAN



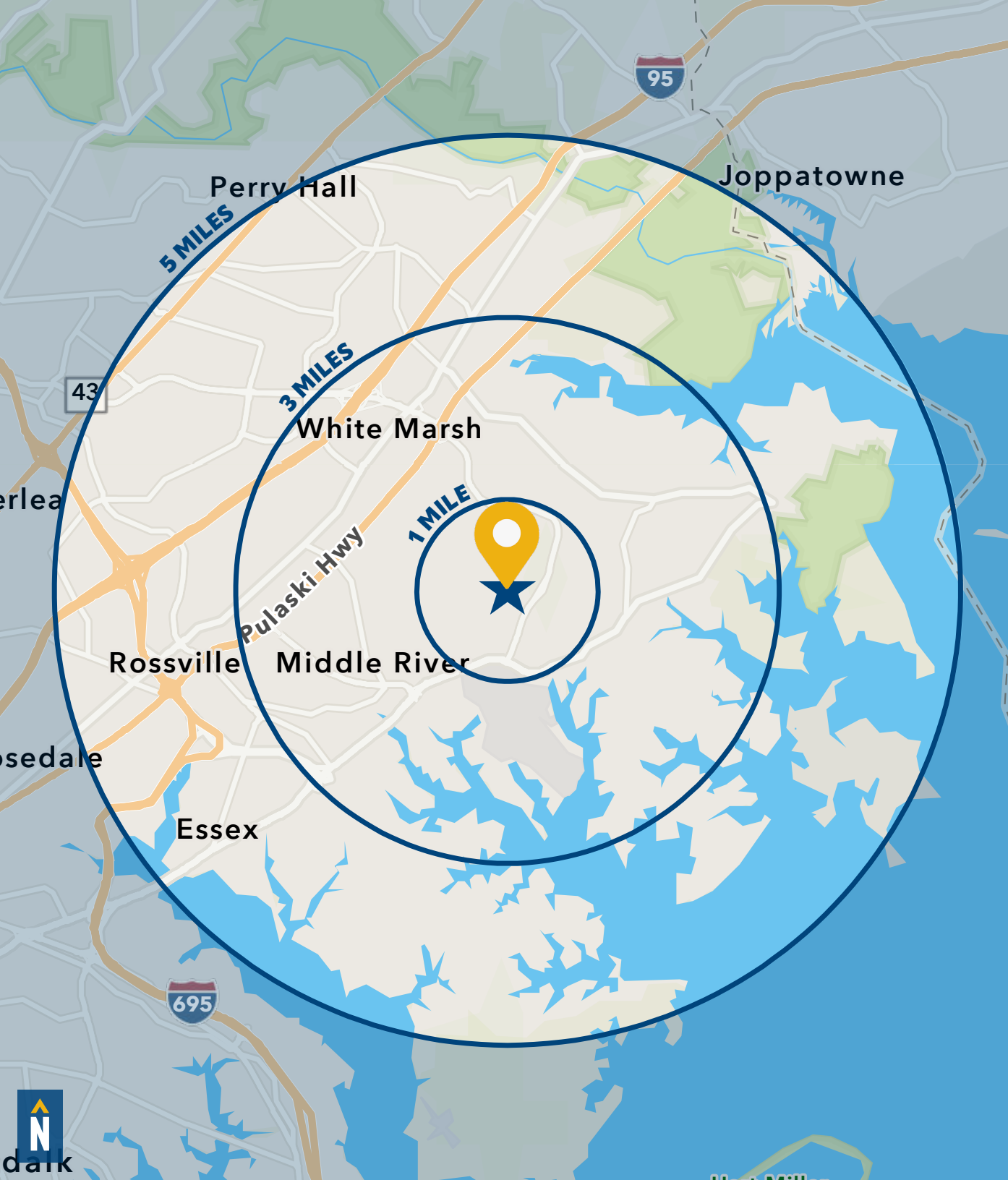
1 01 FLOOR PLAN
1 OF 1 1/16" = 1'-0"



2 01 FLOOR PLAN - Callout 1
1 OF 1 1/8" = 1'-0"

LOCAL TRADE AREA





DEMOGRAPHICS

2023

RADIUS:

1 MILE

3 MILES

5 MILES

RESIDENTIAL POPULATION



1,935

28,919

73,487

DAYTIME POPULATION



4,143

55,185

130,576

AVERAGE HOUSEHOLD INCOME



\$132,334

\$102,692

\$107,101

NUMBER OF HOUSEHOLDS



1,807

23,438

59,839

MEDIAN AGE



50.7

39.4

39.7

FULL DEMOS REPORT



FOR MORE INFO **CONTACT:**



DYLAN BOZEL

REAL ESTATE ADVISOR

410.494.4896

DBOZEL@mackenziecommercial.com



MATT MUELLER

SENIOR VICE PRESIDENT & PRINCIPAL

410.494.6658

MMUELLER@mackenziecommercial.com



VISIT **PROPERTY PAGE** FOR MORE INFORMATION.



MACKENZIE

COMMERCIAL REAL ESTATE SERVICES, LLC

410-821-8585

**2328 W. Joppa Road, Suite 200
Lutherville, MD 21093**

OFFICES IN: ANNAPOLIS, MD BALTIMORE, MD BEL AIR, MD COLUMBIA, MD **LUTHERVILLE, MD** CHARLOTTESVILLE, VA

www.MACKENZIECOMMERCIAL.com

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions imposed by our principals.